



Profiles Estate Agents

70a Fletcher Road

Burbage, Hinckley, LE10 2PS

Offers Over £300,000



A modern, tastefully decorated 3 bedroom family detached house, maintained to a high standard and offering well planned family accommodation. Conveniently located close to all local amenities. Additional benefits of gas central heating, PVCu double glazing, 3 car block paved driveway and modern bathroom with shower.

The property is accessible for commuting to all major road links such as the A5, M69, M1 and M6.



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Reception hall 6'2" x 5'7" (1.90 x 1.71)

Staircase to first floor and composite double glazed door.

Guest cloakroom 5'8" x 4'4" (1.74 x 1.34)

Wash hand basin, low flush wc, integral shelving and extractor fan.

Modern spacious breakfast kitchen / dining room (f 12'11" x 11'5" (3.95 x 3.48))

Stainless steel sink unit, range of base and wall units (6 base and 6 wall), associated work surfaces, wall mounted gas fired condensing Baxi boiler, split level gas hob, electric fan assisted oven, plumbing for washing machine, PVCu double glazed bay window, ceramic wall tiling and down lights to the ceiling.

Attractive lounge (rear) 18'11" x 11'1" (5.78 x 3.40)

Twin PVCu double glazed french doors, PVCu double glazed window, downlights to the ceiling and radiator.

Landing 7'10" (max) x 5'8" (max) (2.39 (max) x 1.74 (max))

PVCu obscure double glazed side window and smoke alarm.

Bedroom 1 (rear) 12'5" (max) x 11'1" (max) (3.79 (max) x 3.39 (max))

PVCu double glazed window, walk in wardrobe (2.35m x 0.90m) and radiator.

Bedroom 2 (front) 12'2" (max) x 11'4" (max) (3.72 (max) x 3.46 (max))

PVCu double glazed window and radiator

Bedroom 3 (front) 8'7" (max) x 8'0" (max) (2.62 (max) x 2.46 (max))

PVCu double glazed window, fitted cupboard and radiator.

Modern bathroom (rear) 7'4" x 5'6" (2.25 x 1.70)

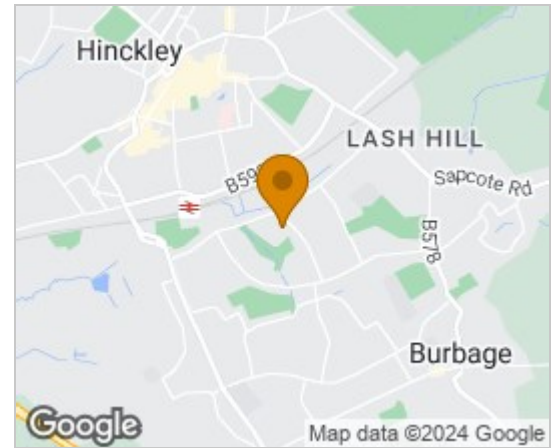
Full suite in white, panel bath with chrome mixer shower, wash hand basin, low flush WC, radiator, ceramic wall tiling, downlights to the ceiling and obscure PVCu double glazed window.

Outside

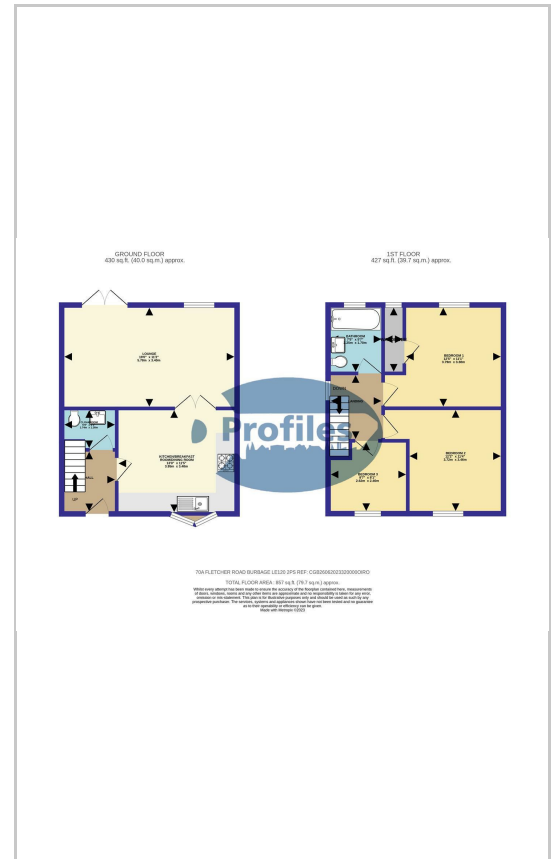
Low maintenance front garden with 3 car block paved driveway and side gated access.

Enclosed rear garden with block paved patios and artificial lawn.

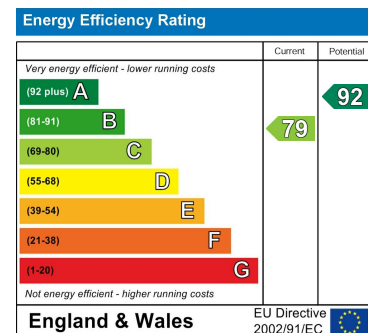
Area Map



Floor Plans



Energy Efficiency Graph



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